033.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	455,800 / 455,800
					USE VALUE:	455,800 / 455,800
					ASSESSED:	455,800 / 455,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORGAN ROBERT & MADELEINE
Owner 2:	
Owner 3:	
Street 1:	37 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	INMAN CHERYL A -
Owner 2:	-
Street 1:	37 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,204 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2204.000	144,700		311,100	455,800
Total Card	0.051	144,700		311,100	455,800
Total Parcel	0.051	144,700		311,100	455,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.51 | /Parcel: 575.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22898

GIS Ref

GIS Ref

Insp Date 12/07/18

!2728!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 033.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	144,700	0	2,204.	311,100	455,800	455,800	Year End Roll	12/18/2019
2019	101	FV	111,200	0	2,204.	281,900	393,100	393,100	Year End Roll	1/3/2019
2018	101	FV	111,200	0	2,204.	267,400	378,600	378,600	Year End Roll	12/20/2017
2017	101	FV	111,200	0	2,204.	233,300	344,500	344,500	Year End Roll	1/3/2017
2016	101	FV	111,200	0	2,204.	199,300	310,500	310,500	Year End	1/4/2016
2015	101	FV	89,400	0	2,204.	184,700	274,100	274,100	Year End Roll	12/11/2014
2014	101	FV	89,400	0	2,204.	153,100	242,500	242,500	Year End Roll	12/16/2013
2013	101	FV	89,400	0	2,204.	145,800	235,200	235,200		12/13/2012

PRINT

Date	Time
12/10/20	18:05:10

LAST REV

Date	Time
03/09/20	11:07:10

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2728

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
INMAN CHERYL A,	67290-392		5/20/2016		397,500	No	No		
CELESTIN FREDER	51903-70		11/18/2008		289,000	No	No		
GIBBONS CHARLES	45435-533		6/21/2005		279,000	No	No		
	10866-128		7/6/1965			No	No		N

USER DEFINED

Prior Id # 1:	22898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2019	2040	Wood Dec	19,540	C				
8/30/2017	1122	Renovate	1,350	C				
6/15/2016	805	Wood Dec	2,000					rebuild deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
3/9/2017	SQ Returned	EMK	Ellen K
4/29/2009	Measured	372	PATRIOT
11/22/2005	MLS	HC	Helen Chinal
3/14/2000	Inspected	276	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2204		Sq. Ft.	Site		0	64.	2.21	3									311,117						311,100	

Total AC/HA: 0.05060 | Total SF/SM: 2204 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 311,117 | Spl Credit | Total: 311,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92481506
Adj $ / SQ:	124.850
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	177713
Depreciation:	33055
Depreciated Total:	144659

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

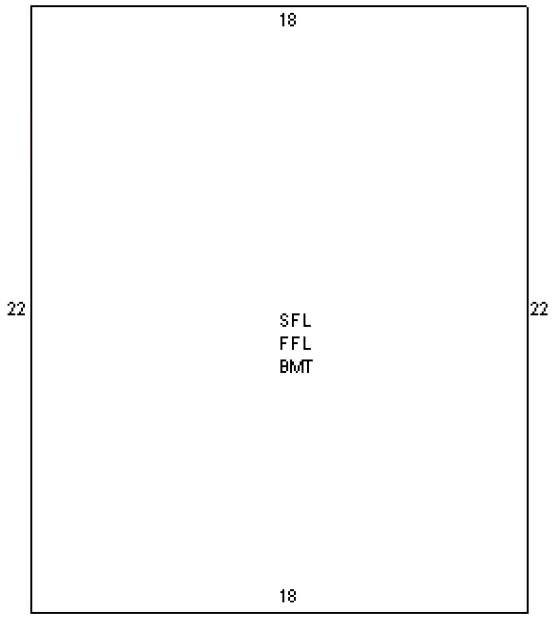
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.85
Special Features:	0	Val/Su Net:	121.80
Final Total:	144700	Val/Su SzAd	182.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.460	14,832
FFL	First Floor	396	124.850	49,441
SFL	Second Floor	396	124.850	49,441

Net Sketched Area:	1,188		Total:	113,714	
Size Ad	792	Gross Are	1188	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: